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Proposed C88

SCHEDULE 6 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ6**.

BROOKLYN TERMINAL STATION

Purpose

To provide for the continued use and development of the land as a utility installation in a manner which minimises the impact on the amenity of the surrounding area

1.0

Table of uses

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Section 1 - Permit not required

Use	Condition
Utility installation (other than Telecommunications facility)	
Any use listed in Clause 62.01	

Section 2 - Permit required

Use	Condition
Store	Must be in conjunction with a utility installation
Any other use not in Section 1 or 3	Must be in conjunction with a utility installation

Section 3 - Prohibited

Use

2.0

Use of land

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Use of land as a utility installation must comply with National Health & Medical Research Council (NHMRC) interim guidelines (1989) and the Australian Radiation Protection & Nuclear Safety Agency (ARPANSA) standards (or any subsequent update by these agencies).

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, air-borne emissions, emissions to land and water, traffic, light spill and glare.

3.0

Subdivision

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The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The incorporated *Altona North Comprehensive Development Plan 2017*.

4.0 Buildings and works

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No permit is required to construct a building or construct or carry out works for the following:

- To rearrange, alter or renew plant if the area or height of the plant is not increased.
- A rainwater tank with a capacity of more than 4500 litres if the following requirements are met:
 - The rainwater tank is not located within the building's setback from a street (other than a lane).
 - The rainwater tank is no higher than the existing building on the site.
 - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, air-borne emissions, emissions to land and water, traffic, light spill and glare.
- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - Driveways and vehicle parking and loading areas.
 - Proposed landscape areas.
 - External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The incorporated *Altona North Comprehensive Development Plan 2017*.
- The interface with adjoining areas, especially the relationship with residential areas. This includes the overall arrangement and form of buildings and works and landscaping along residential boundaries.
- The design and elevation treatment of buildings and works including detailing.

5.0 Advertising signs

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Advertising sign requirements are at Clause 52.05. This zone is in Category 3.